

**A PRELIMINARY SUBDIVISION PLAT OF**  
**RANCHES AT BELT CREEK - PHASE III**  
**SITUATED IN THE S1/2 S1/2 OF SECTION 18, AND THE N1/2 N1/2 OF SECTION 19, T. 18 N., R. 7 E., P.M.M..**  
**CASCADE COUNTY, MONTANA**

**CERTIFICATE OF OWNER:**

I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND DIVIDED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

TWO TRACTS OF LAND SITUATED IN THE S1/2 S1/2 OF SECTION 18, AND THE N1/2 N1/2 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 7 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 7 EAST, P.M.M., WHICH IS A FOUND 3 INCH BRASS CAP STAMPED "52065" PER C.C.R.F. 622; THENCE ALONG THE NORTH LINE OF SECTION 19, N89°29'25"W A DISTANCE OF 1332.42 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 18 AND 19, SAID CORNER IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE EAST SIXTEENTH LINE OF SECTION 19, S00°30'49"W A DISTANCE OF 1321.79 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE NORTH SIXTEENTH LINE OF SECTION 19, S89°37'48"W A DISTANCE OF 1325.66 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION; THENCE CONTINUING ALONG THE NORTH SIXTEENTH LINE OF SECTION 19, S88°53'55"W A DISTANCE OF 1320.78 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE WEST SIXTEENTH LINE OF SECTION 19, N00°10'50"E A DISTANCE OF 1334.64 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SECTIONS 18 AND 19; THENCE ALONG THE NORTH LINE OF SECTION 19, S88°48'26"W A DISTANCE OF 1182.61 FEET TO THE NORTHWEST CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SECTION 18, N00°16'51"E A DISTANCE OF 743.43 FEET TO AN ANGLE POINT; THENCE DEPARTING THE WEST LINE OF SECTION 18, N90°00'00"E A DISTANCE OF 3335.95 FEET TO AN ANGLE POINT; THENCE N00°00'00"W A DISTANCE OF 38.00 FEET TO AN ANGLE POINT; THENCE S89°13'15"E A DISTANCE OF 506.43 FEET TO A POINT ON THE EAST SIXTEENTH LINE OF SECTION 18; THENCE ALONG SAID EAST SIXTEENTH LINE, S00°46'16"W A DISTANCE OF 728.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 143.980 ACRES, AND;

LOTS 15-29 (EXCEPT LOT 27 WHICH IS GREATER THAN 20 ACRES) WERE REVIEWED UNDER EQ#08-1227 BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY AND APPROVED BY CERTIFICATE OF SUBDIVISION APPROVAL, DATED JANUARY 28, 2008, AND;

**NOTICE OF AGRICULTURAL ACTIVITIES:**

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY.

**NOTICE OF NO-BUILD ZONE (RESERVATION OF RESTRICTIVE EASEMENT):**

AS INDICATED ON THE ACCOMPANYING MAP, A PORTION OF LOT 27 EXCEEDS CURRENT SUBDIVISION REGULATIONS MAXIMUM 25% SLOPE FOR CONSTRUCTION REQUIREMENTS. THIS AREA, AS INDICATED, IS RESTRICTED TO NO CONSTRUCTION OF STRUCTURES.

**STATEMENT OF LIMITED PUBLIC SERVICES:**

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY. AND;

**WAIVER TO PROTEST RSID:**

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, I, THE UNDERSIGNED, OWNER OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEEES, TRANSFEREE'S, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT, AND;

**DECLARATION OF COVENANT:**

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY TROPHY PROPERTY DEVELOPERS INC., OWNER AND SUBDIVIDER.

**W I T N E S S E T H**

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS THE RANCHES AT BELT CREEK - PHASE III, IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, TROPHY PROPERTY DEVELOPERS INC., OWNER OF THE SUBJECT PROPERTY, HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA, AND;

**DECLARATION OF IMPROVEMENTS GUARANTEE:**

I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

**CERTIFICATE ACKNOWLEDGMENT OF ROADWAY DEDICATION:**

UPON THE OFFICIAL APPROVAL AND FILING OF THIS PLAT AS PROVIDED BY TITLE 76, CHAPTER 3, M.C.A., THE PUBLIC SHALL HEREBY ACQUIRE A HIGHWAY RIGHT-OF-WAY, AS DEFINED BY 60-1-103(23) & 60-1-103(19), M.C.A., IN AND UPON ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM ALL SUBDIVIDED LANDS DEPICTED. ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT SHALL CONSTITUTE PERPETUAL "PUBLIC HIGHWAYS," AS DEFINED BY 60-1-103(22)(b), M.C.A. ACCORDINGLY, UPON APPROVAL AND FILING OF THIS PLAT, CASCADE COUNTY SHALL HEREBY ACQUIRE A HIGHWAY EASEMENT, AS DEFINED BY 60-1-103(10), 60-1-103(18), AND 60-1-103(19), M.C.A., FOR FUTURE HIGHWAY PURPOSES IN, UPON, AND UNDER ALL ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT. THIS EASEMENT MAY NOT BE ABANDONED, DIMINISHED, OR LOST BY ANY MEANS, INCLUDING BUT NOT LIMITED TO NON-USE, EXCEPT AS PROVIDED BY 7-14-2107(2) AND 7-14-2601 THROUGH 2604, M.C.A.

THE UNDERSIGNED PROPERTY OWNER DOES HEREBY GRANT, CONVEY, REMISS, RELEASE AND FOREVER QUIT CLAIM UNTO RANCHES AT BELT CREEK SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., A NONPROFIT CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS, IN THE ROADWAY KNOWN AS LITTLE BELT WAY CREATED PER THIS PLAT, AS SET FORTH AND AS FURTHER DESCRIBED AND SHOWN ON THE ACCOMPANYING PLAT. SAID ROADWAY EASEMENT SHALL BE FOR THE EXCLUSIVE BENEFIT OF THE PROPERTY OWNERS IN THIS MAJOR SUBDIVISION OF "RANCHES AT BELT CREEK" AND ANY PREVIOUS OR FUTURE PHASES OF "RANCHES AT BELT CREEK" OR OTHER SUBDIVISION ADDED BY THE UNDERSIGNED. FURTHERMORE, THE UNDERSIGNED AND ANY SUCCESSORS AND ASSIGNS HEREBY EXPRESSLY RESERVES THE RIGHT TO USE SAID ROADWAY FOR THE PURPOSE OF INGRESS AND EGRESS.

HOWEVER, UNTIL SUCH TIME AS CASCADE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THE ROADS CREATED BY THIS PLAT AS A COUNTY ROAD(S) AS PROVIDED BY 7-14-2101(2), M.C.A., THE ROADWAYS AS DEPICTED ON THIS PLAT, ARE NOT A "COUNTY ROAD" AS DEFINED BY 60-1-103(7), 60-1-102(1)(c), 60-1-201(3), AND 7-14-2101(2), M.C.A., AND SHALL NOT BECOME A "COUNTY ROAD", EXCEPT AS PROVIDED BY 7-14-2101(2), M.C.A. APPROVAL AND FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ACT OR INTENT BY CASCADE COUNTY TO OPEN, ESTABLISH, ACCEPT, CONSTRUCT, IMPROVE, OR MAINTAIN ANY OR ALL OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS COUNTY ROADS.

SUBJECT TO THE PUBLIC RIGHT-OF-WAY CREATED BY THIS PLAT, THE OWNER(S) OF THE LAND DEPICTED ON THIS PLAT SHALL PRIVATELY RETAIN THE FEE INTEREST IN ALL LANDS ENCUMBERED BY THE PUBLIC RIGHTS-OF-WAY CREATED BY THIS PLAT. UNTIL SUCH TIME AS CASCADE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS COUNTY ROADS AS PROVIDED BY 7-14-2101(2), M.C.A., OR UNTIL ANOTHER GOVERNMENT ENTITY (STATE OR CITY) FORMALLY ACQUIRES, ACCEPTS, OR ASSUMES CONTROL OF ALL OR PART OF THE ROADWAYS, STREETS, AND ALLEYS DEPICTED ON THIS PLAT AS STATE HIGHWAYS OR CITY STREETS IN THE MANNER PROVIDED BY LAW, THE OWNER(S) OF ALL LANDS DEPICTED ON THIS PLAT SHALL BE EXCLUSIVELY AND JOINTLY RESPONSIBLE TO MAINTAIN AND IMPROVE THE DEPICTED PUBLIC HIGHWAYS AND RIGHTS-OF-WAYS CREATED BY THIS PLAT. THUS, CASCADE COUNTY SHALL HAVE NO DUTY OR OBLIGATION TO CONSTRUCT, IMPROVE OR MAINTAIN THE PUBLIC HIGHWAYS AND RIGHTS-OF-WAYS CREATED AND DEPICTED ON THIS PLAT UNTIL SUCH TIME THE COUNTY MAY HEREAFTER FORMALLY AND SPECIFICALLY OPEN, ESTABLISH, OR ACCEPT ALL OR PART OF THEM AS "COUNTY ROADS" AS PROVIDED BY 7-14-2201(2), M.C.A. ALL REFERENCES TO M.C.A. IN THIS DEDICATION SHALL EXCLUSIVELY REFER TO M.C.A. (2015). AND;

**UTILITY EASEMENTS PER THIS PLAT**

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USED OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

WHEN A UTILITY IS TO BE LOCATED IN AN EXISTING, DEDICATED RIGHT-OF-WAY, A NOTICE OF UTILITY OCCUPANCY MUST BE OBTAINED FROM THE CASCADE COUNTY COMMISSIONERS, OR LOCAL, OR STATE HIGHWAY DEPARTMENT.

MARK C. HAWN, AUTHORIZED REPRESENTATIVE OF TROPHY PROPERTY DEVELOPERS INC. DATE \_\_\_\_\_

**ACKNOWLEDGED**

STATE OF MONTANA) SS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, MARK C. HAWN, KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND:**

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (3) (d), MCA, THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION ATTEST: \_\_\_\_\_  
CLERK & RECORDER, CASCADE COUNTY, MT.

**CERTIFICATE OF COUNTY COMMISSION:**

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST: \_\_\_\_\_  
CASCADE COUNTY, CLERK & RECORDER

**CERTIFICATE OF PLANNING BOARD:**

WE, THE UNDERSIGNED, \_\_\_\_\_, CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND \_\_\_\_\_, PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD PLANNING DIRECTOR,  
CASCADE COUNTY PLANNING DIVISION

**CERTIFICATE OF COUNTY TREASURER:**

I, DIANE HEIKKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED ON THE ACCOMPANYING CERTIFICATE OF SURVEY AND FIND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS LEVIED ON THE LAND BEING ADJUSTED HAVE BEEN PAID.

CASCADE COUNTY TREASURER DATE \_\_\_\_\_

DEPUTY TREASURER DATE \_\_\_\_\_

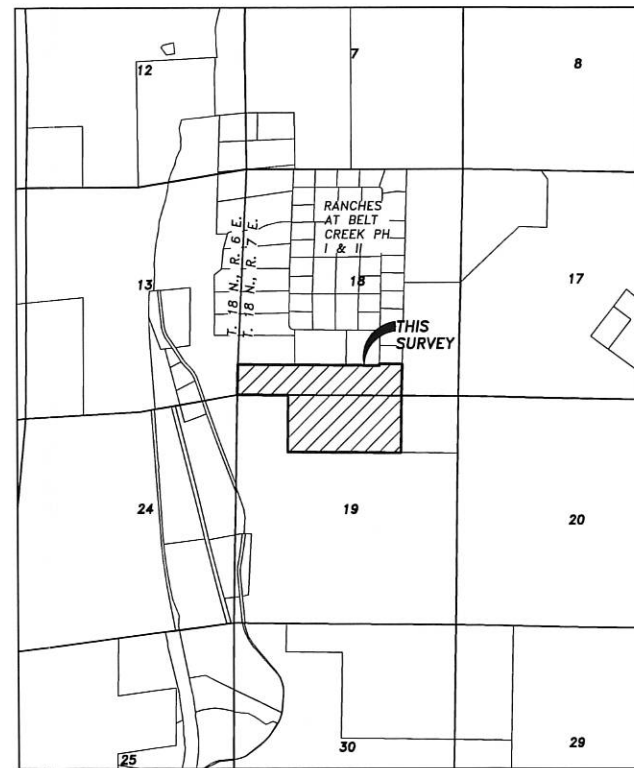
**CERTIFICATE OF SURVEYOR:**

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTH OF DECEMBER 2018, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES



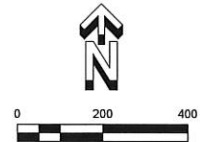
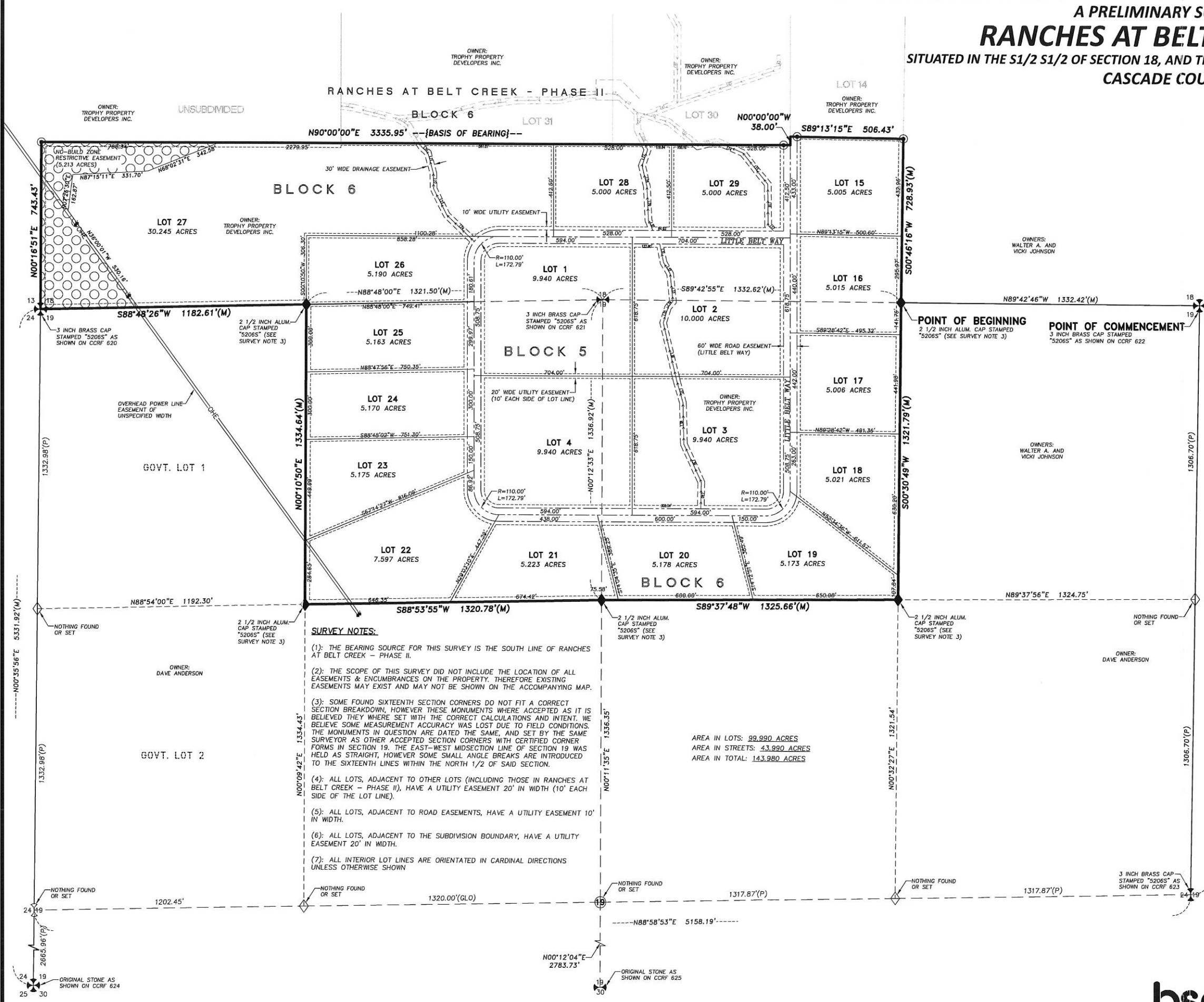
N  
T. 18 N., R. 07 E.  
VICINITY MAP



SHEET TITLE: RANCHES AT BELT CREEK - PH III			
JOB NO.: 18DY	DRAWING NAME: 18DY-BASE	SHEET: 1 OF 2	
FILE NO.:	DRAWN BY: CRB	DATE: 1-7-19	

1324 13th Ave. SW  
P.O. BOX 3625  
GREAT FALLS, MT 59403  
(406)727-2185 OFFICE  
(406)727-3656 FAX  
www.bigskeyce.com

A PRELIMINARY SUBDIVISION PLAT OF  
**RANCHES AT BELT CREEK - PHASE III**  
SITUATED IN THE S1/2 S1/2 OF SECTION 18, AND THE N1/2 N1/2 OF SECTION 19, T. 18 N., R. 7 E., P.M.M..  
CASCADE COUNTY, MONTANA



**LEGEND**

- SECTION CORNER (AS DESCRIBED)
- QUARTER SECTION CORNER (AS DESCRIBED)
- SIXTEENTH SECTION CORNER (AS DESCRIBED)
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- NOTE: ALTHOUGH NOT REPRESENTED GRAPHICALLY BY SYMBOL, THIS MONUMENT IS SET AT ALL NEW LOT CORNERS OR REFERENCE MONUMENTS SET AT THE LOT LINE/EASEMENT INTERSECTIONS AND NOT SHOWN FOR CLARITY.

**ABBREVIATIONS**

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

**RECORD DOCUMENTS**

- GLO GOVERNMENT LAND OFFICE

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
1	N89°56'56"E	2613.40'
2	N89°56'56"E	2613.40'
3	N89°56'56"E	2613.40'
4	N89°56'56"E	2613.40'
5	N89°56'56"E	2613.40'
6	N89°56'56"E	2613.40'
7	N89°56'56"E	2613.40'
8	N89°56'56"E	2613.40'
9	N89°56'56"E	2613.40'
10	N89°56'56"E	2613.40'
11	N89°56'56"E	2613.40'
12	N89°56'56"E	2613.40'
13	N89°56'56"E	2613.40'
14	N89°56'56"E	2613.40'
15	N89°56'56"E	2613.40'
16	N89°56'56"E	2613.40'
17	N89°56'56"E	2613.40'
18	N89°56'56"E	2613.40'
19	N89°56'56"E	2613.40'
20	N89°56'56"E	2613.40'
21	N89°56'56"E	2613.40'
22	N89°56'56"E	2613.40'
23	N89°56'56"E	2613.40'
24	N89°56'56"E	2613.40'
25	N89°56'56"E	2613.40'
26	N89°56'56"E	2613.40'
27	N89°56'56"E	2613.40'
28	N89°56'56"E	2613.40'
29	N89°56'56"E	2613.40'
30	N89°56'56"E	2613.40'
31	N89°56'56"E	2613.40'

**SURVEY NOTES:**

- (1): THE BEARING SOURCE FOR THIS SURVEY IS THE SOUTH LINE OF RANCHES AT BELT CREEK - PHASE II.
- (2): THE SCOPE OF THIS SURVEY DID NOT INCLUDE THE LOCATION OF ALL EASEMENTS & ENCUMBRANCES ON THE PROPERTY, THEREFORE EXISTING EASEMENTS MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.
- (3): SOME FOUND SIXTEENTH SECTION CORNERS DO NOT FIT A CORRECT SECTION BREAKDOWN, HOWEVER THESE MONUMENTS WERE ACCEPTED AS IT IS BELIEVED THEY WERE SET WITH THE CORRECT CALCULATIONS AND INTENT. WE BELIEVE SOME MEASUREMENT ACCURACY WAS LOST DUE TO FIELD CONDITIONS. THE MONUMENTS IN QUESTION ARE DATED THE SAME, AND SET BY THE SAME SURVEYOR AS OTHER ACCEPTED SECTION CORNERS WITH CERTIFIED CORNER FORMS IN SECTION 19. THE EAST-WEST MIDSECTION LINE OF SECTION 19 WAS HELD AS STRAIGHT, HOWEVER SOME SMALL ANGLE BREAKS ARE INTRODUCED TO THE SIXTEENTH LINES WITHIN THE NORTH 1/2 OF SAID SECTION.
- (4): ALL LOTS, ADJACENT TO OTHER LOTS (INCLUDING THOSE IN RANCHES AT BELT CREEK - PHASE II), HAVE A UTILITY EASEMENT 20' IN WIDTH (10' EACH SIDE OF THE LOT LINE).
- (5): ALL LOTS, ADJACENT TO ROAD EASEMENTS, HAVE A UTILITY EASEMENT 10' IN WIDTH.
- (6): ALL LOTS, ADJACENT TO THE SUBDIVISION BOUNDARY, HAVE A UTILITY EASEMENT 20' IN WIDTH.
- (7): ALL INTERIOR LOT LINES ARE ORIENTATED IN CARDINAL DIRECTIONS UNLESS OTHERWISE SHOWN

AREA IN LOTS: 99.990 ACRES  
AREA IN STREETS: 43.990 ACRES  
AREA IN TOTAL: 143.980 ACRES

**bsc&e**  
ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

SHEET TITLE: <b>RANCHES AT BELT CREEK - PH III</b>		
JOB NO.: <b>18DY</b>	DRAWING NAME: <b>18DY-BASE</b>	SHEET: <b>2 OF 2</b>
FILE NO.:	DRAWN BY: <b>CRB</b>	DATE: <b>1-7-19</b>
1324 13th Ave. SW P.O. BOX 3625 GREAT FALLS, MT 59403 (406)727-2185 OFFICE (406)727-3656 FAX www.bigskeyce.com		